STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18919(TP1152/2025)
Our File Reference Number: Erf 6263, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir / Madam

APPLICATION FOR THE ADMINISTRATOR'S CONSENT IN TERMS OF THE TITLE DEED CONDITION B (7), ON ERF 6232, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 The Administrator's consent in terms of restrictive title deed condition B(7) on page 3 of the Title Deed No. T016520/2023, to extend the existing study room by allowing the relaxation of the restrictive common boundary building line from 3.5m to 2.5m on Erf 6232, Stellenbosch **BE GRANTED.**

3. Conditions of approval.

   3.1 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.

   3.2 The development and building plans be generally in accordance with the site plan/floor layout plans as referenced in Drawing No. 01374-de korte-stb6232-20230626, Page No. 1-2 Drawn By Exact Plan architectural draughting, Dated 2024-09-09 and attached as **Annexure B.**

   3.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4. The reasons for the above decision are as follows:

4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

4.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11 Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12 Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

7/8/2025

DATE

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Annexure B:
Site Development Plan

LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE

Foundations: 30MPA Concrete foundations to external / load bearing walls to be 700x250mm and slab thickening to internal walls to be 600x200mm. No foundation may project beyond erf boundary. All water to discharge away from foundations and towards road side. Depth and size of foundations to suit ground conditions.

Foundation Walls: All foundations walls to have brickforce in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.

Column Foundations: Foundations to brickwork columns to be min 800x800x300mm. Foundations to steel posts to be min 600x600x600mm.

SUPER STRUCTURE:

Floor Construction:

Solid Floors: 100mm concrete slab on 250mic DPC lap joined, sealed and turned up around the perimeter of and for the full length of the slab on 50mm sand binding on min 150mm well compacted fill.

Suspended Floors: not applicable

External envelope:

Walls: 280mm supporting wall with 50mm cavity, 115mm clay ROK brickwork or equal approved with brickforce in every 5th course. Stepped DPC to be provided to all external walls. Provide min 600mm brickwork between all lintels and wall plate / rafter and provide cavity wall ties at 2.5 ties per m². All openings less than 3000mm wide to have precast concrete lintels over. External masonry walls to achieve min CH-value of 50h

Windows and doors: All windows and doors to have aluminium frames, all sliding and folding-and-stacking doors to be fitted with single low e glazing, the aggregate conductance and solar heat gain of the glazing shall not exceed the values obtained by multiplying the net floor area with the constants for conductance (1,4) and solar heat gain (0,13), as per fenestration schedule. All glazing to comply with requirements of sans 10137 and sans 10400 part N - access doors and skylights to have safety glass. windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.

Roof:

Pitched Roof: Chromadeck roof sheeting at 17.5° on sisalation 405 multipurpose underlay on 76x50mm purlins at max 900mm c/c on prefabricated roof trusses to manufacturers specifications at max 750mm c/c on 114x38mm wall-plate. Trusses to be secured with 30m galvanized hoop iron built min 600mm into brickwork. Flashing and counter-flashing to be provided as per specialist contractor.

Flat Roof: Chromadeck roof sheeting at 3° on sisalation 405 multipurpose underlay on 76x50mm purlins at max 900mm c/c on 152x50mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Teco brackets. All timbers to be DPC wrapped where built into brickwork.

Rainwater Goods: Seamless aluminium O-Gee gutters fixed to 228x32mm hardwood fascia boards to discharge into seamless aluminium down pipes in accordance with manufacturers specifications.

Roof Assembly: the roof assembly shall achieve a min total r-value of upward heat flow not less than 3.7

the roofing material has a r-value of	0,38 (metal)
the plasterd ceiling has a r-value of	0,06
135mm "therm-guard" cellulose fibre insulation has an r-value of	3,35
total	3,79

Internal Division:

Walls: 115mm and 230mm clay ROK brickwork or equal approved

Doors: All internal timber doors to be paneled semi-solid doors, painted white.

Balustrade: Balustrades to be min 1m high with max vertical openings of 100mm

FINISHES:

External:

Walls: All walls to be smooth plastered and painted to owner (preliminary specification by Plascon)

Patios / Courtyards: cement pavers on 25mm sand binding on well compacted fill. All overland storm water to be taken away from building and towards roadside.

Internal:

Walls: Generally plastered with 1 coat plaster, skimmed and painted to owner detail

Floors: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 150mm above NGL

Ceilings: No ceiling to garage. 38x38mm Ceiling branders at max 220mm c/c fixed to u/s of roof trusses, with 6.4mm gypsum ceiling boards to be skimmed and painted with 125mm Therm-guard insulation fitted to specialist contractor.

Joinery: All built in cupboards, vanity units and kitchen cupboards to owner design and colour specifications.

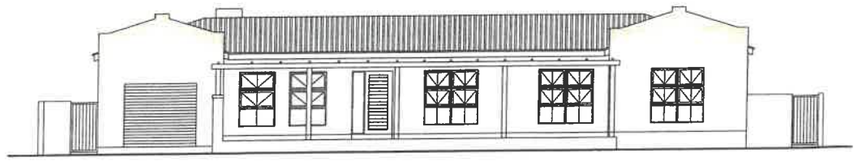
SERVICES:

Electrical: All electrical installations to comply with local authority requirements and SANS 10400. Distributions, reticulation and lighting as per electrical layout provided.

Plumbing: All plumbing installations to comply with local authority requirements and SANS 10400. Existing hot water system to remain as is. All exposed pipes to and from hot water cylinder and central heating system shall be insulated with pipe insulation: internal diameter of pipe <80mm = r-value to be min 1 and >80mm = r-value to be min 1,5. Hot water vessels shall be insulated with a material cladding achieving a min r-value of 2,0

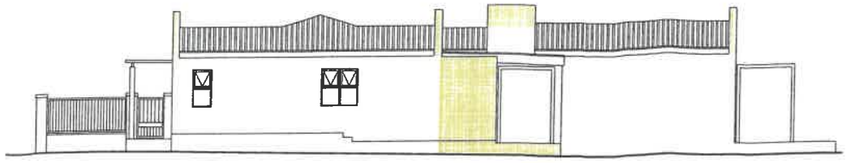
Ventilation and Lighting: All areas to comply with municipal regulations and SANS 10400 Lt.o. min 5% of floor area ventilation and min 10% of floor area lighting

Drainage: All soil drains to be closed system 110mmØ PVC pipes with min fall of 1:40. All vent pipes to be 50mmØ PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bends to have min 600mm inside radius. All drains below building to be encased in 150mm concrete all round.



• NORTH WEST ELEVATION

SCALE 1:100

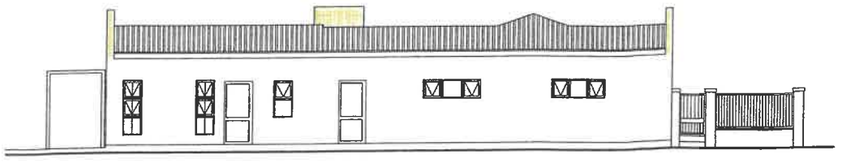


• SOUTH WEST ELEVATION

SCALE 1:100

• SOUTH EAST ELEVATION

SCALE 1:100



• NORTH EAST ELEVATION

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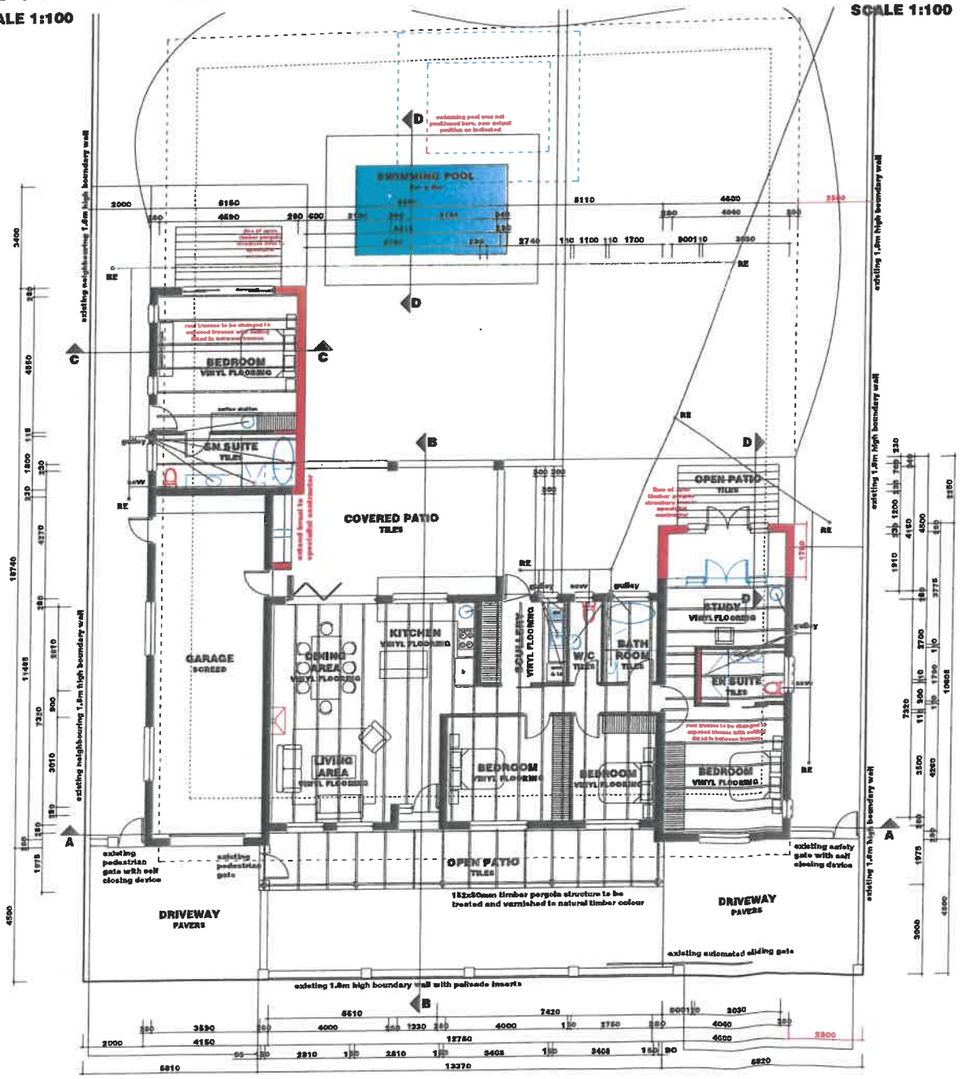

• FLOOR PLAN

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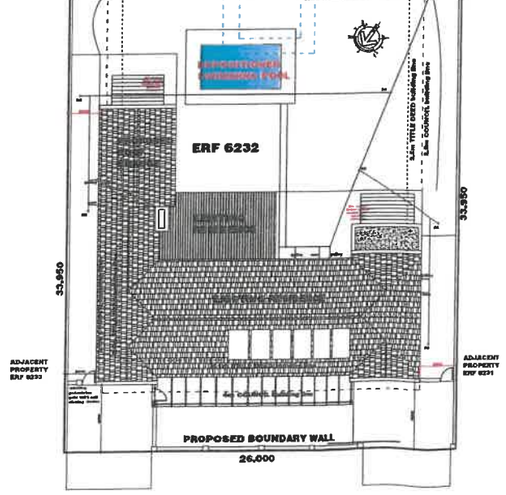

• SITE PLAN

SCALE 1:200

PARAMETERS:

EXISTING:	
ground floor:	225.06m²
covered patio:	33.30m²
TOTAL:	258.35m²
PROPOSED:	
study extension:	8.20m²
TOTAL:	8.20m²
TOTAL AREA:	266.55m²
TOTAL FOOTPRINT:	266.55m²
SITE AREA:	892.00m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	29.88%

PLEASE NOTE:

THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS.
ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSON'S ATTENTION PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

HOUSE DE KORTE

CLIENT:	MR R DE KORTE
PROPERTY:	ERF 6232 STELLENBOSCH
ADDRESS:	12 KLEINVALLEI ROAD STELLENBOSCH
DRAWING:	RIDER PLAN

REVISIONS:

• A	change done	date	person
• B	change done	date	person
• C	change done	date	person
• D	change done	date	person

DRAWING NUMBER:

01374-de korte-sth6232-20230626

SCALE:	PAGE:	DATE:
as shown	1 of 2	2024-09-09

EXACT PLAN
MICHELLE DE BRUYN
SACAP REG NO: PAD 24744614
102 DE HULK WAY
PENHILL ESTATE
[redacted]

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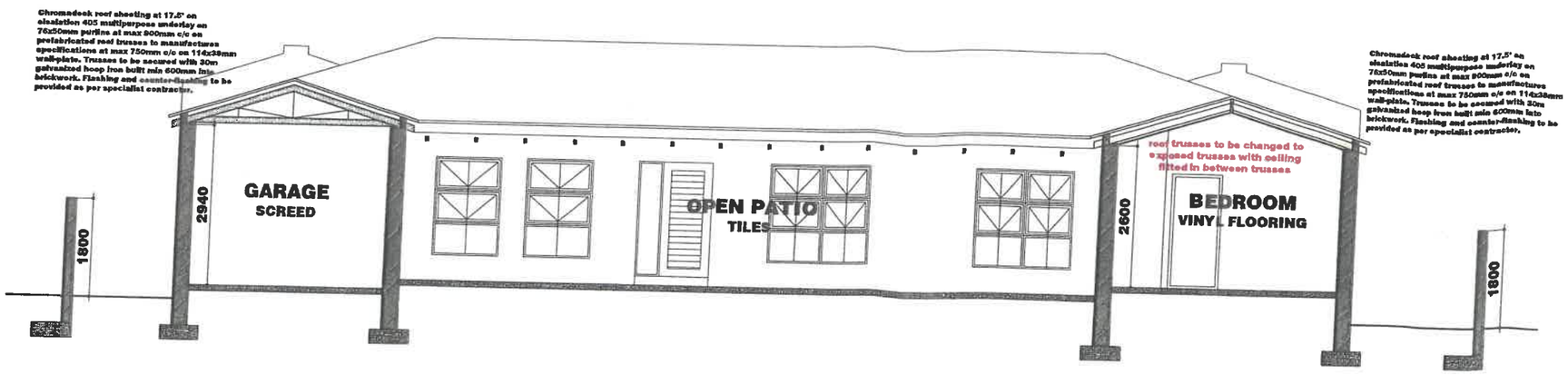

- **SECTION A-A**

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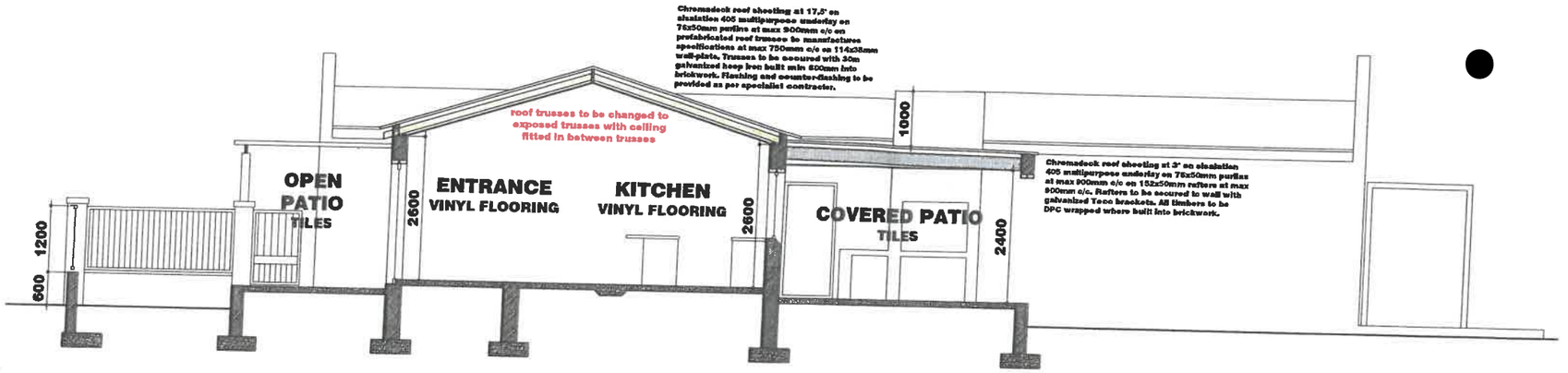

- **SECTION B-B**

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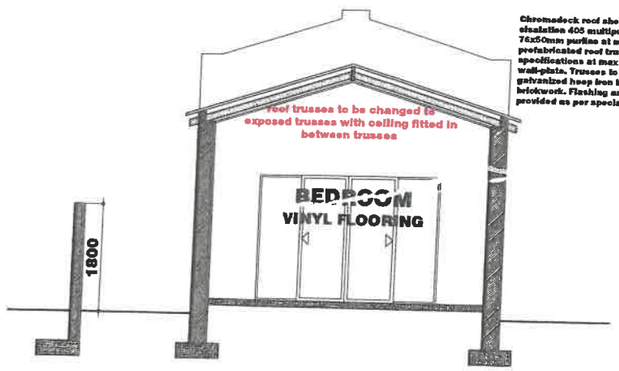

- **SECTION C-C**

SCALE 1:50

- **SECTION D-D**

SCALE 1:50

PARAMETERS:

EXISTING:

ground floor:	225.05m²
covered patio:	33.30m²
TOTAL:	258.35m²

PROPOSED:

study extension:	8.20m²
TOTAL:	8.20m²

TOTAL AREA:	266.55m²
TOTAL FOOTPRINT:	266.55m²
SITE AREA:	892.00m²
COVERAGE ALLOWED:	50.00%
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HOUSE DE KORTE

CLIENT: MR R DE KORTE

PROPERTY: ERF 6232
STELLENBOSCH

ADDRESS: 12 KLEINVALLEI ROAD
STELLENBOSCH

DRAWING: RIDER PLAN

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